



## **Arlington Historic District Commissions Final and Approved Minutes – April 27, 2023**

Commissioners Present: D. Baldwin, C. Barry, (P. Chaves joined at 844pm), B. Cohen, S. Makowka, C. Tee, J. Worden

Commissioners Not Present: P. Chaves, A. Johnson, B. Labau, B. Melofchik, S. Savarese

Guests: S. Gondouin, K. Solow, J. Manzelli, J. Gillis, P. Selker

1. **AHDC Meeting Opens:** meeting called to order by S. Makowka at 8:07pm
2. **Approval of draft minutes from February 23 and March 23, 2023;** J. Worden asked to add his question about 0 Ravine in “Communications” for 2/23; for 3/23 he noted that the date is not listed on the top of the minutes. 38 Gray Street appeal was raised - more discussion to follow. J. Worden was not present in March. B. Cohen moved approval of both minutes with changes discussed, seconded by C. Tee. Roll call: D. Baldwin -y, C. Barry -y, B. Cohen -y, S. Makowka -y, C. Tee -y, J. Worden and C. Barry yes for February and abstain from March. Both sets of minutes approved.
3. **Appointment of Alternate Commissioners; at large –** B. Cohen (Mt Gilboa, Jason, Central); S. Makowka (Pleasant, Mt Gilboa, Jason, Central); Phil Chaves added when he arrived at 8:44 (Pleasant, Mt Gilboa, Jason, Central).
4. **Communications**
  - a. S. Makowka reported he made finance committee presentation and we are approved \$6,000 for next year’s budget. Increases in legal advertising and postage justify increase.
  - b. J. Worden said TM approved asked legislature to allow Town to change way of publishing legal notices.
  - c. May 16 joint AHDC/AHC meeting will be remote. Carol to reserved link and we need to legally notice the meeting.
  - d. S. Makowka announced Cooke’s Hollow abutting the Russell District is having a CPA funded effort to study improvements for that park and kickoff meeting on Friday 5/5 at noon in the park. This is the first public outreach.
  - e. S. Makowka stated that -- as he understands it – the owner of 38 Gray Street has filed an appeal with the Court itself but they still have not served that complaint on the Town or any town entity. Town Counsel is trying to connect with Applicant’s counsel but no new news.
  - f. 0 Ravine – Town Counsel is following up to be sure matter is fully closed out in the courts.
  - g. J. Worden reported that many signs are coming up on the tree strip on Jason Street – realtor sign at 23 Jason Street and realtor was contacted to remove sign.

- h. **J. Worden asked about in person meetings – Zoom option has been extended. We can put next month on the agenda a discussion by Commission moving forward**
- i. **J. Worden said 30-32 Jason is doing work – no record of CONA application or certificate.**

## 5. New Business

- a. **Continuation of Formal Hearing for 135 Pleasant St. (Irvington Condo Assoc) request for front step handrails:** Applicant still researching options, Commission decided to administratively deny application without prejudice. If Applicant requests, we can re-advertise the same application for next month. B. Cohen made motion to administratively deny application without prejudice, C. Barry seconded motion. Roll call – D. Baldwin – y, C. Barry – y, C. Tee – y, B. Cohen – y, J. Worden – y, S. Makowka – y.
- b. **Continuation of Formal Hearing for 40 Westminster Ave. (Gondouin) request for skylight installations.** Requesting installation of 2 skylites; 1 on front and 1 on the back. S. Makowka note that this is a unique property where the front of the house is 90 degrees away from the street front; and the house already has skylites on the rear (uphill side). Very important house in Arlington history, one of Richard Duffy stops on the tour in the Mt Gilboa area. Wonderful example of period and predates many other houses, it was there long before the road was created. His personal perspective is he is concerned about adding a big square skylite on the front that you see as you're approaching the primary (downhill) side of the house and it seems incongruous from his perspective. B. Cohen said the house has skylites already on the back and adding 1 more on backside is less concerning, but the front side she does have an issue with and doesn't like the look. The proposed skylite is as big as the one already on the back. The Commission asked if they could move it from the front to the back to allow light into that space. The Applicant agreed, stating that the existing windows are small and there's not a large amount of light but a rear skylight would achieve the light increase they desire. S. Makowka proposes we approve addition of 2 skylites, but both on the uphill (rear) roof. We can add the replacement of the existing skylites so that they all match under a CONA. The existing skylites are all low profile and we would want the new skylites to match that as well. J. Worden moved approval of adding 2 skylites, subject to the conditions that both be on the uphill (rear) roof and that they match the low profile design of the existing skylights. C. Barry seconded motion. Roll call – D. Baldwin – y, C. Barry – y, C. Tee – y, B. Cohen – y, J. Worden – y, S. Makowka – y.

### **P. Chaves enters meeting and is appointed alternate.**

- c. **Formal Hearing for 170 Pleasant St. (Gillis) for garage windows and door replacements –** J. Gillis gave presentation. He stated that the sides of the garage is not visible from Pleasant Street – door is very old and damaged beyond repair, window muntins are beyond repair. S. Makowka noted that this is a corner lot and the side of the garage with the door is visible from the side street. C. Barry noted that the other side of the garage is visible obliquely from Pleasant St. The Applicant stated that Pella window with aluminum cladding on the outside is what he is proposing. S. Makowka said per the Commission Guidelines we don't allow aluminum cladding on windows except, in some cases, where their location is at or below grade. Applicant thought because he was authorized for these Pella windows in the past, that it was okay to buy them now. The Commission noted that they had made the prior approval specifically because the prior windows were located below grade along the driveway side. The Commission noted that the potential precedent is of concern. If we authorize this, we may have difficulty in other situations. B. Cohen noted that it is an auxiliary building at the rear of the property and had more limited visibility. Other commissioners said this is a slippery slope. The Applicant said he paid \$12,000 for the 2 windows and the door.

J. Worden moved that the application to install clad windows and a composite door on the garage at 170 Pleasant Street is denied on the basis that neither product is consistent with the published AHDC design guidelines. Seconded by C. Barry for discussion. In response to a question from the Applicant, the Commission noted that any appeals are handled in the Bylaw in Section 12A. Roll call vote for denial: - D. Baldwin – y, C. Barry – y, C. Tee – y, B. Cohen – y, J. Worden – y, S. Makowka – y, P. Chaves - Y.

- d. **Informal Hearing for 24 Central Street (Selker) for window/door change, deck, fence and gate installation.** P. Selker was joined by his wife K. Selker. S. Makowka noted that the project is partially visible and it could not be approved as a CONA. The family room and kitchen were added in the 1980s and the space sits over the patio and extends above the outdoor space. Nothing is above it. They are hoping to build an egress to take them out of the family room and down to the back patio. What you can't see is that the back patio is below level of front and side yard so most of the staircase will be below grade. From the end of the block you can see to this part of the back of the house. Plan is to use Anderson 400 Series door to replace one of the windows. The Commission noted that there are wood doors available. For example, Brosco sells Simpson doors. Still finalizing details of stairs and decking themselves; goal is to do mahogany or cedar but it will be painted and spindles, newels, balusters to match the front of the house. Landing half way down stairs is connecting back yard to side yard and gate would be added in the fence. House is very close to the sidewalk. The window being replaced is from the 1980s and is not significant. Stairs are below grade and probably won't even be seen. The fence blocks the proposed railing of the new stairs but the window to door change will be visible. S. Makowka noted that the proposed gate change will not be a problem since it is behind the front façade and the change of the 1980s window to door seems welcome but that a wood door with no cladding or coating will be appropriate. The Commission noted that it seems like it might be appropriate for a 10 day certificate and that a French door being consistent with the guidelines could be approved by the monitor prior to purchase.

C. Barry moved that these proposed changes are insignificant enough to the District that we can qualify forgo a formal noticed hearing subject to a 10-day notice to abutters, seconded by D. Baldwin – roll call: D. Baldwin – y, C. Barry – y, C. Tee – y, B. Cohen – y, J. Worden – y, S. Makowka – y, P. Chaves - Y. Unanimous approval. C. Barry moved approval of application for modifications to the rear portion of the house of the door, staircase and landings with condition that door be consistent with the guidelines and be approved prior to installation by the monitor. Seconded by B. Cohen. Roll call: D. Baldwin – y, C. Barry – y, C. Tee – y, B. Cohen – y, J. Worden – y, S. Makowka – y, P. Chaves - Y. Unanimous approval. Monitor appointed S. Makowka.

- e. **Informal Hearing for 128 Pleasant Street (MacDonald Contracting) for exterior vent installation.** Non-contributing apartment building asking for approval for an exterior vent on the side of the building. Applicant not available. The Commission noted we have always asked the condo association to agree to exterior changes since that the change becomes the default for the future. Both phone numbers tried to reach and no one answered. There will be a formal hearing advertised for next month. Need to be sure there is consistency on vents visible on the building and that the condo association is on board with proposed exterior envelope changes.
- f. **Informal Hearing for 15/15A Jason Street (Manzelli) for shutter removal.** Applicant is owner of the building and near the Jason Russell House and close to Mass. Ave. Lots of repairs needed on the exterior of the building. Shutters are falling apart and as part of the exterior maintenance she is wondering if the shutters would have been original to the building. Applicant mentioned that some have original hardware, some have louvered panel on the bottom. B. Cohen observed that it looks like some shutters have been replaced over time. S. Makowka indicated that it appears that the shutters are original to the building based on the fact that they

have original work hardware including hinges and holdbacks. He noted that some shutters may have originally been folding to provide cover and smaller windows (pantry, etc) would sometimes not have had shutters. The shutters compliment the look and style of this house and the Commission would hate to lose that feature. D. Baldwin said the shutters are part of what makes 15 Jason such a wonderful building and he thinks it would be worth the investment to repair/replace the shutters. This is a very prominent building on the street. S. Makowka said we do have the Preservation Loan Program that might be able to assist with financing. Applicant agreed to repair shutters and asked if it's okay to remove them for painting. S. Makowka noted that we will issue a CONA certificate for temporary removal of shutters and timely replacement.

Applicant asked if other in-kind repairs required a separate application. S. Makowka noted, with Applicant's approval, that the certificate for the existing application will also be amended to reflect repairs with like-for-like materials before painting. Above double window there is some trim that needs repair and will be addressed as well. She will submit photos of areas of concern.

Applicant also asked about two sets of porches that go up in the back noting that they are in bad condition and will need to be either jacked up or torn down and rebuilt for safety reasons. Unclear as to what will happen. They will submit an application for the porch repairs in the future. D. Baldwin mentioned he found Northeast Architectural Salvage in NH has a barn full of window sashes and old shutters. Wonderful 1920 plumbing fixtures and supplies as well as doors.

**6. Old Business**

- a. Report from Streetscape sub-committee
- b. Modification of Design Guidelines (Little Libraries, Below Grade Windows)
- c. Joint AHDC/AHC Meeting – Shooting for Tuesday, May 16, 2023 on ZOOM at 730PM
- d. AHDC Public Input Meeting

- 7. S. Makowka moved to enter into executive session to discuss potential litigation involving 38 Gray Street and that we will adjourn the meeting directly after exiting from the executive session. Seconded by David Baldwin. Roll Call vote taken – D. Baldwin-y, C. Barry-y, P. Chaves-y, B. Cohen-y, S. Makowka-y, C. Tee-y, J. Worden-y.**

- 8. Commission exited from ES.**

- 9. Motion to Adjourn by S. Makowka. Seconded by XX. D. Baldwin-y, C. Barry-y, P. Chaves-y, B. Cohen-y, S. Makowka-y, C. Tee-y, J. Worden-y.**

- 10. Meeting Adjourned at 10:09pm directly from Executive Session**